



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Review schematic design for Indoor Sports and Activity Complex Project and authorize proceeding with Design Development phase

MEETING DATE: February 5, 2003

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review the schematic design for the Indoor Sports and Activity Complex project, review progress to date, and consider approval for the design work to proceed with design development phase.

BACKGROUND INFORMATION: Based upon the conceptual plan approved by Council the schematic design phase for the Indoor Sports and Activity Complex project has now moved forward to completion. The plans have been circulated to City staff and Departments and made available at our Parks and Recreation office for review.

The design incorporates a multi-use facility of roughly 39,000 square feet. Facility features include space for three full size basketball courts/volleyball courts, multi-purpose rooms, skylights in the gymnasium areas, restrooms, kitchen, lobby, offices, storage, a second story aerobic/exercise area, etc. (the site plan and a schematic phase cost estimate submitted by ELS is attached for your review and information).

The City has moved forward to acquire a portion of the property needed for the project site. Per Council direction, efforts are under way to acquire the remainder needed. The site under consideration for the project is bounded by Elm Street, Locust Street, and Main Street in the downtown area. Upon acquisition of the property desired there will be site clearing and preparation work needed. (An informational sheet is attached for your review). The project construction budget is just over \$9.4 million.

The project was presented and approved by the Site Plan and Architectural Review Committee (SPARC) on December 2, 2002. The project status was reported to the Parks and Recreation Commission at their meeting of January 7, 2003. The Parks and Recreation Commission took action to recommend moving forward with the project.

The design work for this project was approved by Council to proceed in phases. Funding for all the design work phases has already been approved by prior Council actions. The phases of design work are:

- Planning
- Schematic Design
- Design Development

APPROVED: _____
H. Dixon Flynn -- City Manager

01/29/03



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- Construction Documents
- Bidding
- Construction

The next phase which needs to occur for this project to continue to move forward is the Design Development phase which will be followed by the Construction Document phase. Per our existing contract approved by City Council with ELS, not to exceed fees in the amount of \$171,785 are authorized for the Design Development phase once proceeding is approved in writing by the City.

The Design Development phase work will move forward utilizing the schematic documents to fix and describe the size and character of the project as to architectural, structural, mechanical and electrical systems, materials and other elements. Design Development documents will include plans and elevations, site engineering systems wall sections, structural framing, mechanical and electrical systems, and a landscape plan. This work will result in full size Design Development drawings and outline specifications as well as a Design Development level cost estimate update of the project.

Authorization to proceed with the design development phase is needed at this time to continue with design of the project. The Council has already authorized an amount not to exceed \$171,785 for the design development phase of the project to occur with our consulting firm of ELS.

Roger Baltz
Parks and Recreation Director

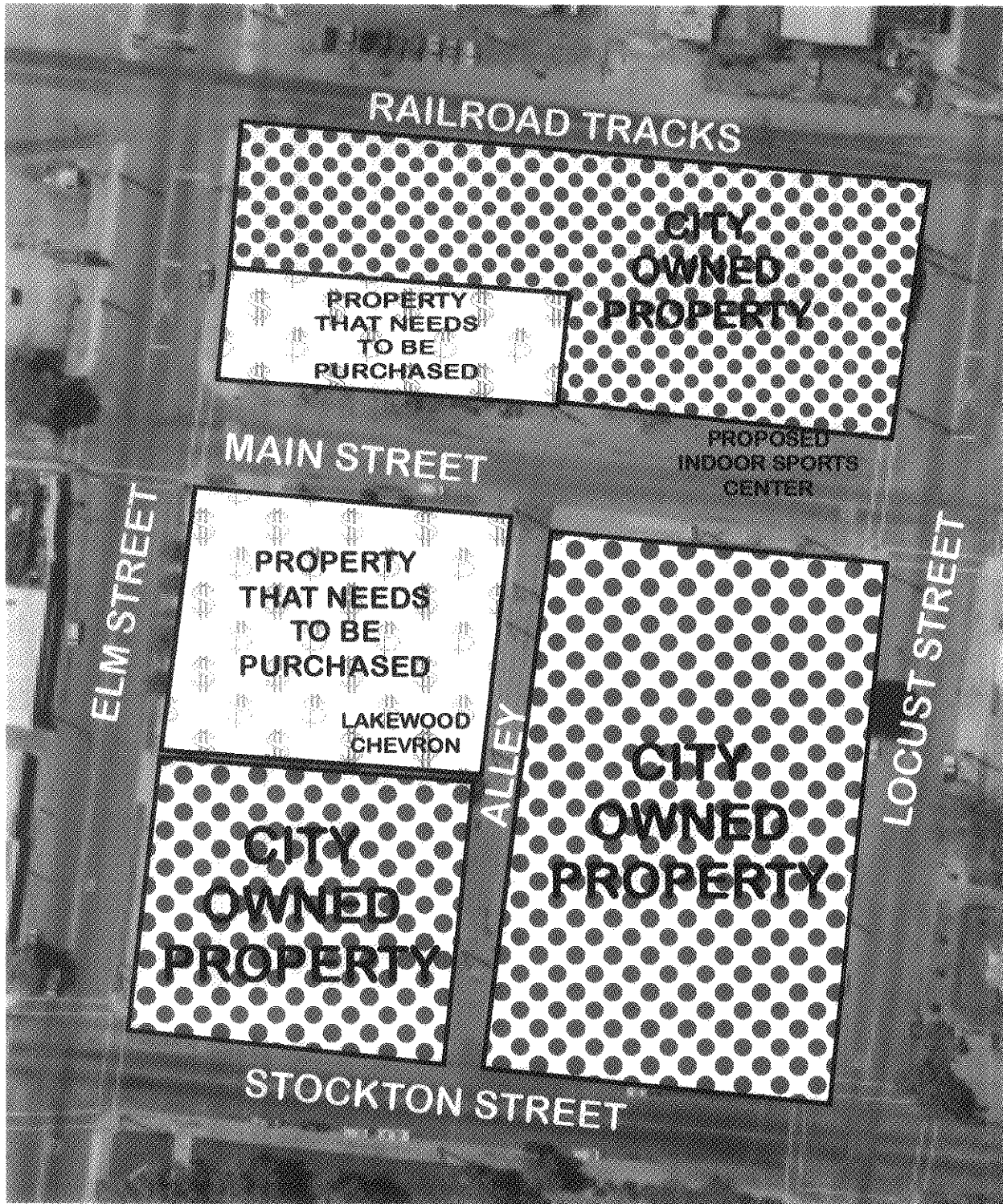
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cc: City Attorney

APPROVED: _____

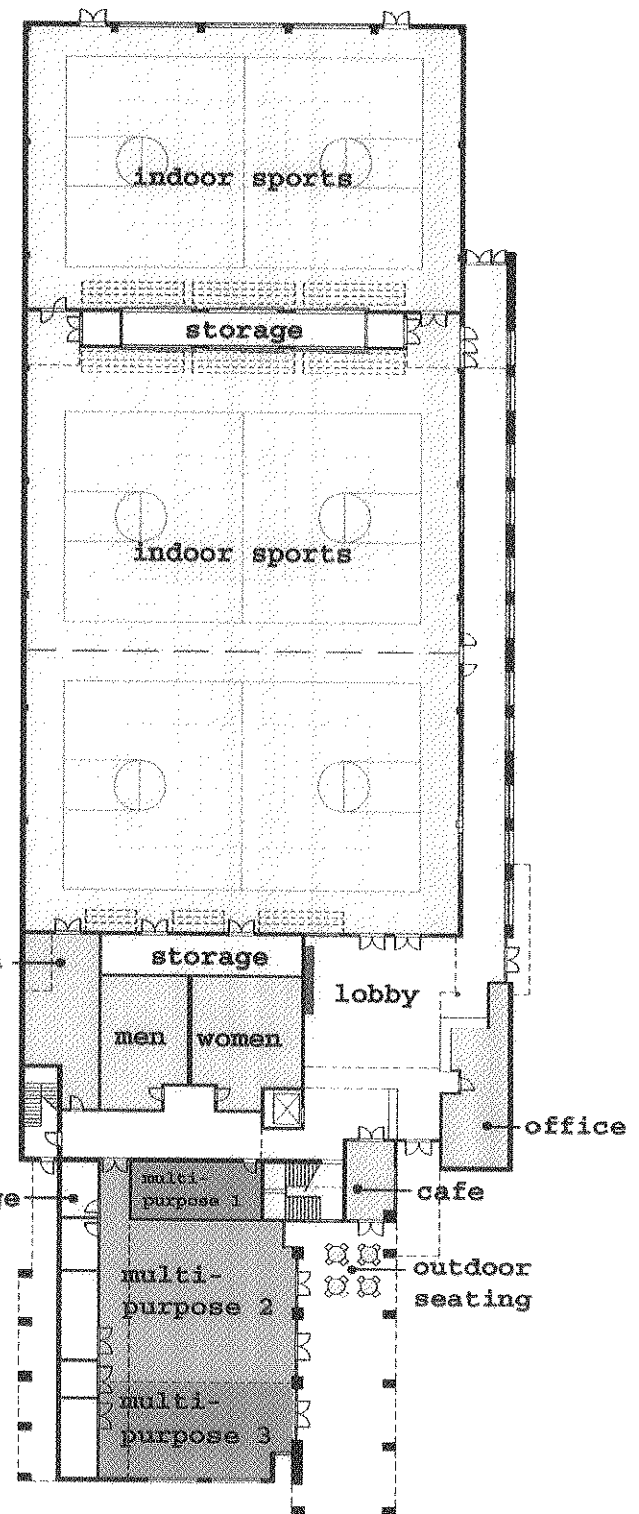
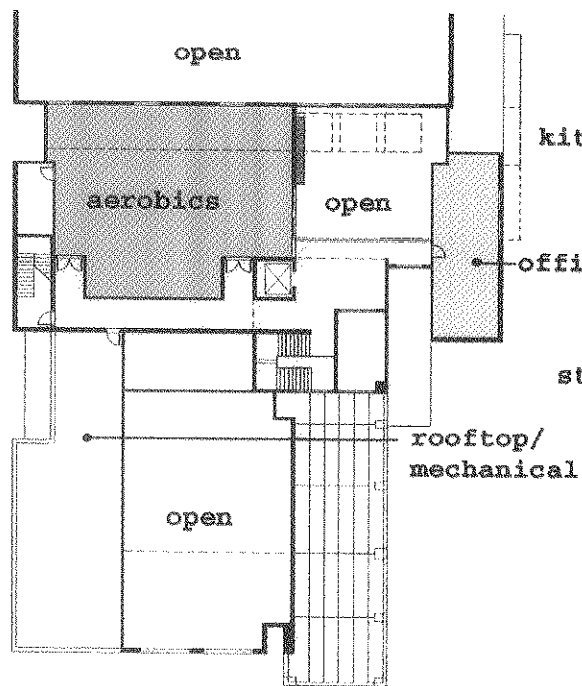
Dixon Flynn -- City Manager

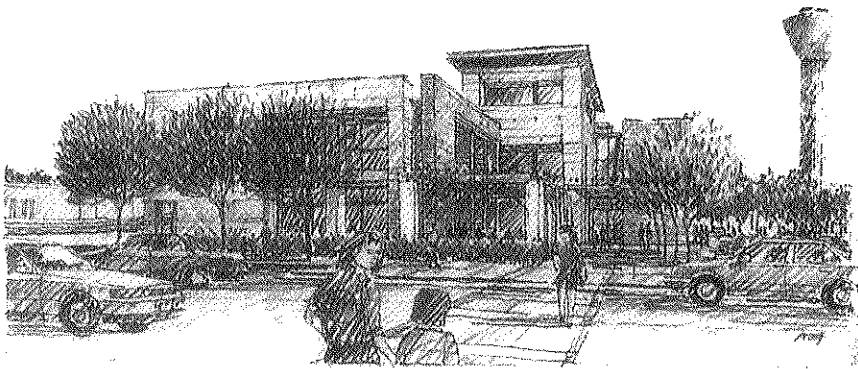
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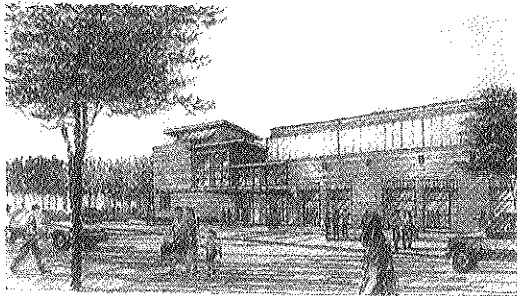
PROPOSED INDOOR SPORTS CENTER

NORTH 
NOT TO SCALE

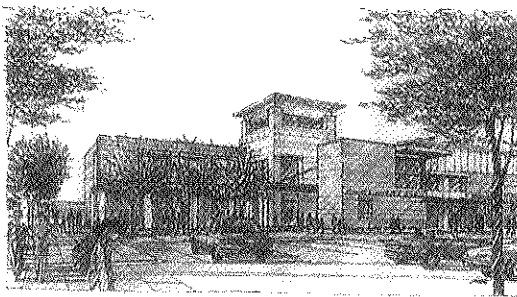




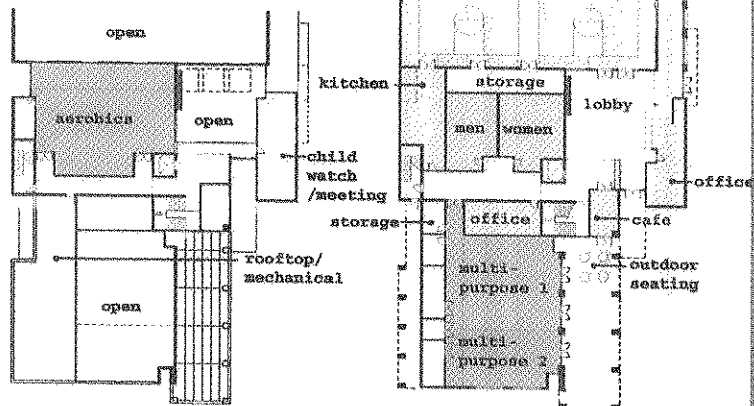
south entry



east



southeast corner



upper level

ground level



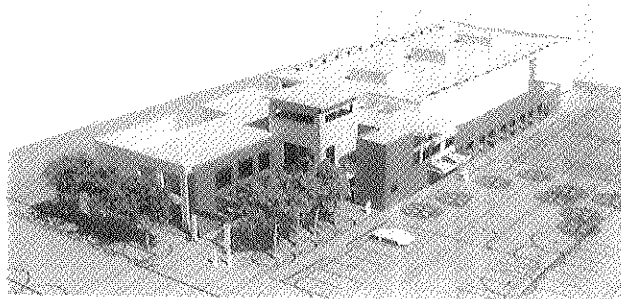
s-w view



s-e corner



n-e view



south-east view

ELS

Lodi Downtown Community
Indoor Sports Complex

parks and rec. masterplan

Description of Cost Amendments

Reference Master Plan Cost Model by DLA dated November 15, 2002

Description		Cost	Remarks
Project Budget, 10/31/02 datum		\$9,404,413	
Scope not included in Master Plan budget:			
Demolition of existing structures	\$117,500		
Offsite utilities	\$18,700		
subtotal	\$136,200		
total, incl OH&P, cont. (21%)	\$164,802	\$164,802	
Recommended Budget		\$9,569,215	
SD Cost Estimate, 10/31/02 datum			
"Gymnasium Building"		\$9,127,000	
"Site Work"		\$1,180,000	
Total		\$10,307,000	
Proposed scope reductions			
Reduce building size 2,000 sf	\$221,000		Reduce 41,000 building area to the original approved 39,000 gsf.
Reduce architectural grade tilt-up	\$24,600		Include architectural grade finish at west elevation only.
Food service equipment	\$39,000		Defer café entirely; reduce kitchen equipment per attachment
Gym roof skylights	\$39,780		Omit skylights at south end of main gym; keep at east, west.
Wood floors to synthetic flooring	\$48,050		Keep wood floor in large gym; install synthetic flooring elsewhere
Gyp bd. @ gym interiors	\$156,000		Interior gym wall finish shall be painted tilt-up, not gypsum board.
Operable partition in multi use room	\$76,500		Additive alternate
Revise special pavers to concrete	\$72,000		Pavers may be additive alternate
subtotal	\$676,930		
total, incl OH&P, conting. (21%)	\$819,085	(\$819,085)	
Adjusted Cost Plan		\$9,487,915	
Exclusions:			
Main Street Recreational Mall	\$530,000		Additive Alternate
Cost Escalation beyond 10/31/02	tbd		Project budget shall be increased to allow for escalation from 10/31/02 to bid date
Geotechnical recommendations	tbd		Received too late for inclusion